Re: Fw: Notice of Entry – Pest Control Inspection - Case: 25-01591

From: Sierra Vanessa
s13rravan3ssa87@proton.me

To: Krystina Shank
krystina@agcampushousing.com

Cc: kwgreen@eugene-or.gov
kwgreen@eugene-or.gov
rentalhousing@eugene-or.gov
rentalhousing@eugene-or.gov
CGlover@eugene-or.gov
CGlover@eugene-or.gov
+8 more

On: Monday, June 29, 2026 at 9:55:10 AM

Krystina,

In your email, you wrote: “It will actually be Pointe Pest Control, as UPC was not available.” Changing the vendor on the same day without issuing a new notice violates ORS 90.315 because you didn’t provide accurate disclosures about the actual vendor, chemicals, purpose, or entry requirements. It also violates ORS 90.320 because you failed to provide truthful safety information. Mentioning the vendor change only after being confronted is retaliatory conduct under ORS 90.385. Trying to retroactively justify an already invalid notice is interference and harassment under ORS 90.375.

You also wrote: “They are on the premises now; I just spoke with them.”
If Pointe Pest Control is “on the premises,” they are performing a service that was never lawfully noticed to me, which violates ORS 90.322 because you cannot authorize or imply entry without proper notice. Authorizing a vendor to perform an undisclosed service again violates ORS 90.315 and ORS 90.320. Implying entry without lawful notice is harassment under ORS 90.396. Claiming they are “checking traps” contradicts the licensed applicator’s confirmation that no traps exist, making your statement impossible under standard pest-control protocol. Any implication of entry without ESA precautions interferes with my disability accommodations under the Fair Housing Act.

Your email contradicts Oregon’s legal notice requirements, contradicts pest-control protocol, contradicts the licensed applicator, and contradicts basic logic. You changed vendors without legal notice (ORS 90.315, ORS 90.320), attempted to justify the change only after being confronted (ORS 90.385), implied entry again without lawful basis (ORS 90.322), made statements that are not possible under standard procedures (ORS 90.375), escalated harassment (ORS 90.396), and interfered with ESA accommodations (Fair Housing Act). Your

email isn't a correction. It's a second misrepresentation layered on top of the first one.

STOP CONTACTING ME WITHOUT A LAWYER, AS YOU CLEARLY DON'T UNDERSTAND THE LAW.
STOP ASSOCIATING ME WITH YOUR CRIMINAL ACTIVITY AND TRAPPING ME WITHIN IT.
I LEARNED MY LESSON FROM PRISON, CLEARLY YOU DID NOT.

Sierra V Carbary
s13rravan3ssa87@proton.me
458-250-1070
1840 Onyx Aly Apt B
Eugene, OR 97403
https://www.gofundme.com/f/highway-from-hell

Sent from Proton Mail for iOS.

-------- Original Message --------
On Monday, 06/29/26 at 09:42 Krystina Shank <krystina@agcampushousing.com> wrote:

> Hello Sierra
>
> Pest Control is scheduled to be on-site today, as we had posted for. It will actually be Pointe Pest Control, as UPC was not available. They are on the premises now; I just spoke with them.
>
> Best,
>
> **Krystina Shank**
> **Office Manager**
> **AG Campus Housing**
> **AG Property Management**
> **Phone: 541-505-9906 Fax: 541-654-5446**
> **1177 Pearl Street STE 1, Eugene, Oregon 97401**
>
> On Mon, Jun 29, 2026 at 9:39 AM 'Sierra Vanessa' via Information <Info@agcampushousing.com> wrote:
>
> > To whom this may concern:
> >
> > AG Campus Housing sent me a falsified pest-control entry notice claiming that

“Ultimate Pest Control will be on-site” and that “a technician may need to enter my unit.”

I personally called Ultimate Pest Control, recorded the conversation, and confirmed:

• They have no service scheduled for my building
• They have not serviced my building since 2021
• There are no traps in my unit
• No technician needs entry
They very specifically stated they were doing routine work outdoors that does not require entry.

This means the notice they sent me was fabricated, misleading, and clearly intended to intimidate & harass me, which is further grounds for a restraining order.
Under Oregon law, this triggers multiple statutory violations, including unlawful entry, retaliation, harassment, habitability breaches, and federal ESA/Fair Housing violations.

STATUTORY VIOLATIONS

1. ORS 90.322 – Unlawful Landlord Entry

My landlord issued a false notice of entry for a pest-control service that does not exist.
Oregon law only allows entry notices for actual repairs, inspections, or services.
Because the notice was fabricated, they violated my rights under ORS 90.322.

Penalty owed to me:
Up to 1 month’s rent + actual damages.

2. ORS 90.375 – Abuse of Access / Significant Interference

By sending me a falsified notice, my landlord engaged in:

• Abuse of access
• Harassment
• Intimidation
• Interference with my quiet enjoyment
• Misrepresentation of services

This conduct directly violates ORS 90.375.

Penalty owed to me:
Up to 1 month's rent per violation.

3. ORS 90.385 – Retaliation

I asserted my rights and documented their misconduct.
They responded by issuing a false entry notice.
This is classic retaliation, and ORS 90.385 protects me from exactly this behavior.

Penalty owed to me:
2 months' rent + actual damages.

4. ORS 90.320 – Habitability / Safety Misrepresentation

My landlord is required to provide truthful safety information about pest control.
Instead, they fabricated:

- The service
- The traps
- The need for entry
- The vendor activity
- The date/time

This violates my habitability rights under ORS 90.320.

Penalty owed to me:
Actual damages + statutory damages.

5. ORS 90.315 – Failure to Provide Accurate Disclosures

Oregon law requires landlords to provide accurate disclosures about pest-control activity.
My landlord provided:

- A false date
- A false purpose
- A false entry claim
- False trap information
- False vendor activity

This violates ORS 90.315.

Penalty owed to me:

Actual damages + statutory damages.

6. Oregon Pest-Control Notice Requirements (ORS 90.740 / ORS 634)

Pest-control notices must include:

- Actual treatment
- Actual chemicals
- Actual areas
- Actual entry needs
- Actual vendor activity

My landlord fabricated every single one of these elements.

Penalty owed to me:
Civil penalties + damages.

7. Fair Housing Act – ESA Accommodation Interference

A falsified entry notice:

- Implies entry without ESA precautions
- Implies entry without me present
- Creates a safety risk for my ESA
- Interferes with my disability accommodations

This violates the Fair Housing Act and my rights as someone with an ESA.

Penalty owed to me:
$16,000–$65,000 depending on severity and pattern.

8. ORS 90.396 – Harassment / Threats / Intimidation

Issuing a false entry notice to intimidate me is harassment under Oregon law.
This conduct violates ORS 90.396.

Penalty owed to me:
Actual damages + statutory damages + potential civil penalties.

Update Case 25-01591 accordingly. Thank you.

Sierra V Carbary

s13rravan3ssa87@proton.me
458-250-1070
1840 Onyx Aly Apt B
Eugene, OR 97403
https://www.gofundme.com/f/highway-from-hell

Sent from Proton Mail for iOS.

-------- Original Message --------
On Tuesday, 06/23/26 at 09:07 Crystal Rider <communications@agcampushousing.mailer.appfolio.us> wrote:

> Dear Resident,
>
> This email serves as notice that Ultimate Pest Control will be on-site on Monday, June 29, 2026, between 8:00 AM and 12:00 PM to inspect and service pest control traps.
>
> A technician may need to enter your unit during this time to check and maintain any traps that have been placed.
>
> You do not need to be home for this service. If access is required, management will provide entry in accordance with applicable notice requirements.
>
> If you have any questions or concerns, please contact our office.
>
> Thank you for your cooperation.
>
> Sincerely,
>
> Crystal Rider
> AG Property Management
> AG Campus Housing
> 1177 Pearl St. Eugene, OR 97401
> Phone: 541.505.9906
> Fax: 541.654.5446
> agcampushousing.com
>
> *Please note: A response to an email thread that is more than 40 days old will not be delivered. This is to prevent you from receiving spam. Emojis are not supported in outbound email messages.*